

Affected Agency Notified: Yes  
Emergency Required: No  
Budget Adjust. Required: No  
Board Rec. Required: Yes  
Public Hearing:  
Sponsor:  
Date: December 7, 2009

EXPLANATION TO COUNCIL BILL NO. 2010 -

ORIGINATING DEPARTMENT: Planning and Development

PURPOSE: To rezone approximately 1 acre of land located at 1310 St. Louis Street from CS, Commercial Services District to a GR, General Retail District. **(Staff recommends approval.)**

ZONING CASE NUMBER Z-04-2010

BACKGROUND INFORMATION:

The applicant, Pearl Motors, Inc., proposes a GR-General Retail District to allow for uses that are permitted within that zoning classification. The Comprehensive Plan supports a mix of residential and commercial uses along corridors such as St. Louis Street.

RECOMMENDATIONS:

**Staff recommends approval**

FINDINGS:

1. The request is consistent with the recommendations of the Comprehensive Plan
2. The request is consistent with proposed uses listed in GR, General Retail District in the Zoning Ordinances and along such corridors, such as St. Louis Street.

Submitted by:

Michael KMACPHERSON

---

Planning and Development

Approved by:

---

City Manager

EXHIBIT A  
LEGAL DESCRIPTION  
ZONING CASE #Z-04-2010

ALL OF LOT 1 OF THE FINAL PLAT OF REGAL SUBDIVISION AS DESCRIBD IN PLAT BOOK AAA, PAGE 86 AND ALSO DESCRIBED IN THE GREENE COUNTY, RECORDERS OFFICE IN BOOK 2009, PAGE 003043-09. CONTAINING 1.00 ACRES MORE OR LESS. BEARINGS BASED ON GRID NORTH OF THE MISSOURI COORDINATE SYSTEM OF 1983, CENTRAL ZONE.

EXHIBIT B  
RECORD OF PROCEEDINGS

# Zoning & Subdivision Report

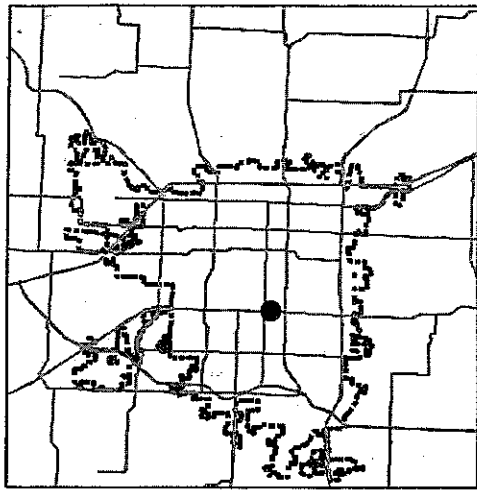
Planning & Development - 417/864-1611  
840 Boonville - Springfield, Missouri 65801

**Z-04-2010**

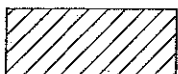
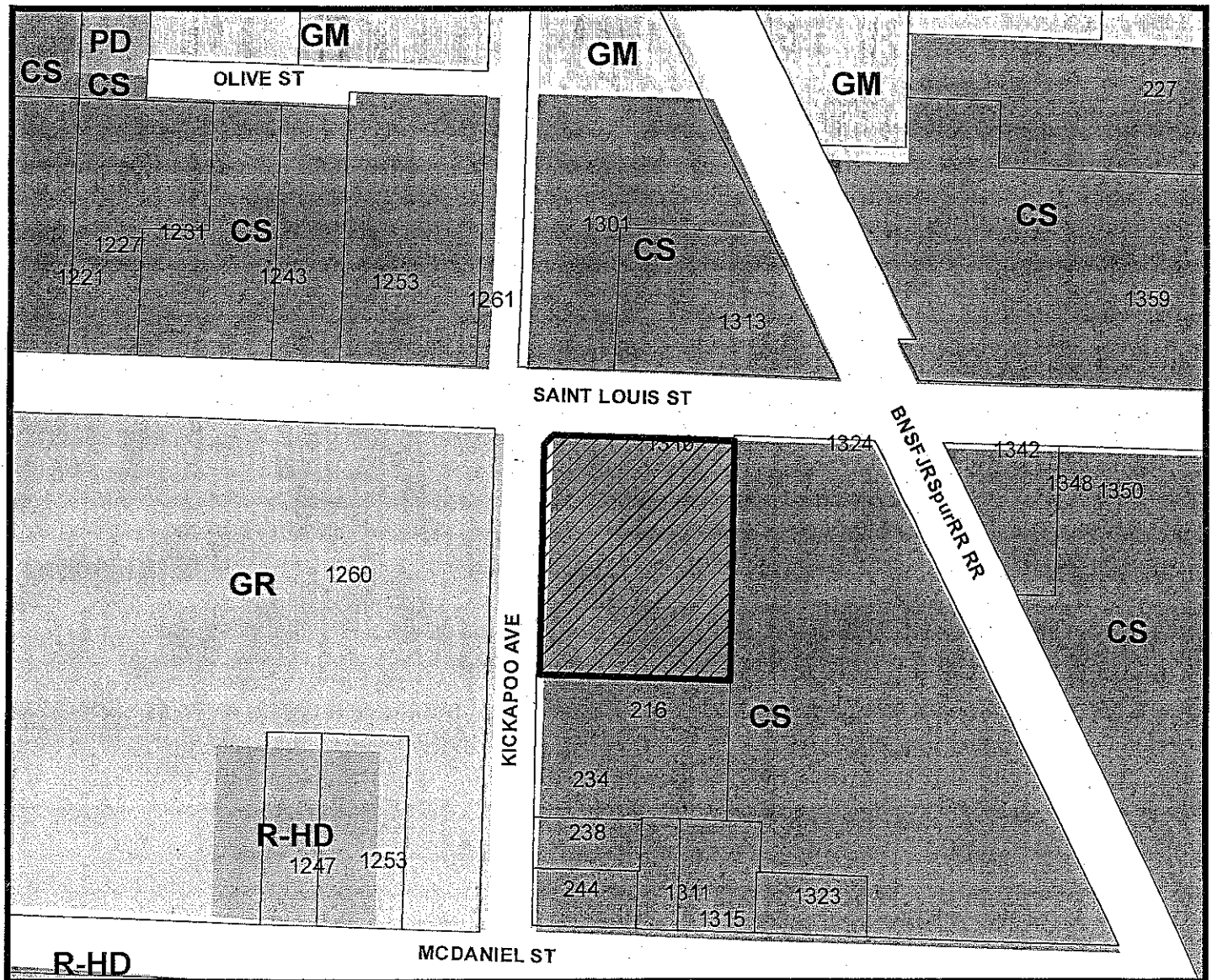
Location: 1310 St Louis Street

Current Zoning: CS

Proposed Zoning: GR



## LOCATION SKETCH



- Area of Proposal



1 inch = 157.890355 feet

ATTACHMENT 1  
BACKGROUND REPORT  
ZONING CASE #Z-04-2010

DATE: December 7, 2009

LOCATION: 1310 St. Louis Street

APPLICANT: Regal Motors, Inc

TRACT SIZE: Approximately 1 acre

EXISTING USE: Vacant

PROPOSED USE: Uses permitted in GR-General Retail Zoning District.

SURROUNDING LAND USES:

AREA	ZONING	LAND USE
North	GM	Auto Repair
East	CS	General Retail
South	CS	Self-storage buildings
West	GR	Self- storage buildings

**BUILDING DEVELOPMENT SERVICES**

No BDS issues with proposed zoning.

**CITY UTILITIES**

no objections

**ADJACENT PROPERTY OWNER COMMENTS:**

ADJACENT PROPERTY OWNER COMMENTS:

NEIGHBORHOOD MEETING:

A neighborhood meeting was held on December 17<sup>th</sup> at Panera Bread at National and Elm. Nine (9) people attended the meeting. A summary of their comments is included in attachment four (4).

STAFF COMMENTS:

FINDINGS FOR STAFF RECOMMENDATIONS:

1. The request is consistent with the recommendations of the Comprehensive Plan
2. The request will allow the subject property to comply with the Zoning Ordinances.

FINDINGS FOR COMMISSION TO RECOMMEND DENIAL:

None

RECOMMENDATION:

Staff recommends **approval**.

STAFF CONTACT PERSON:

Mike MacPherson  
Principal Planner

EXHIBITS:

Exhibit A, Legal Description  
Exhibit B, Record of Proceedings

**ATTACHMENTS:**

Attachment 1, Background Report

Attachment 2, Street System Report

Attachment 3, Drainage & Sanitary Sewer Report

Attachment 4, Neighborhood Meeting Summary

ATTACHMENT 2  
STREET SYSTEM REPORT  
ZONING CASE #Z-04-2010

TRAFFIC ENGINEER:

Traffic Engineering has no objections to the rezone request.



ATTACHMENT 3  
DRAINAGE REPORT & SANITARY SEWER  
ZONING CASE #Z-04-2010

STORMWATER

Existing site appears to 100% impervious. All runoff must drain to drainage easement or public right of way.

SANITARY SEWER

No problems with rezoning regarding sanitary sewer

**buxton | kubik | dodd**  
interior design • architecture

December 4, 2009

RE: Zoning of 1300 E. St. Louis

To Whom It May Concern:

On behalf of Buxton- Kubik- Dodd, Inc. the architecture consultant for Yore Development, an application for a zoning classification change has been submitted to the City of Springfield Planning and Development Department for the above referenced property.

You are receiving this letter because the City of Springfield requires that all property owners within 500-feet of the property to be re-zoned be notified of the change, and a Neighborhood Meeting be held for interested parties to attend. The date for the meeting will be on Thursday, December 17, from 5:00-6:00 PM. The meeting will be held at the Panera Bread at National and Elm, across from MSU campus. We will have a short presentation followed by questions from the attendees.

The purpose of the meeting is to provide information about the request for change, as well as listen to and address any issues regarding the change that may be of concern to the neighbors. You are encouraged to attend to learn more about the zoning changes, and to discuss any issues regarding such. We look forward to seeing you at the meeting.

Respectfully,



Brian Kubik, AIA, NCARB  
Architect

cc: Benjamin Yore (Yore Development)

P: 417.890.5543

F: 417.890.5563

1531 E. Bradford Parkway • Suite 320

[www.bkd-ia.com](http://www.bkd-ia.com)

Springfield, Missouri 65804

December 10, 2009

To: Mr. Mike MacPherson, Principal Planner  
Busch Municipal Building  
Planning and Development  
840 Booneville Avenue  
Springfield, MO 65802

RE: **Zoning of 1300 E. St. Louis**  
**Project No. 1551**

Dear Mr. MacPherson:

This letter is in reference to the neighborhood meeting required for the rezoning of the property at 1300 E. St. Louis. The meeting was held at Panera Bread at National and Elm on Thursday, December 17, 2009. The attendance sheet is attached. Nine people attended the meeting and two others called my office prior to meeting with comments.

Meeting began at 5:00 pm

Most attendees were in favor of the zoning change. There was one attendee that was adamantly against it and left meeting prior to ending because of his dissatisfaction of the plan.

The comments heard were as follows:

Mr & Mrs. H. Duane Barker: Owns auto repair shop across the street. He does not want the tenants of the occupants of any project that goes there to complain about the noise that is made at his business. He defiantly would like to see something to develop at the location because of the eyesore that exists there now. He would be in favor of something happening there.

Mr. Paul Nahon: Owns several properties in the area. Would like to see new development so that more people are in the area. There have been vandals and robberies in area and things that more people would reduce the crime. Requested for the dates of the hearings.

Mr. Tom Kachel: Believes that rents that the developer is expecting are too high for the area. He thinks this would be a great place for students because of its location to the Universities. Does not necessarily think that housing would be for families at this location.

Mr. Russ Meck: He liked the design of the development. He wanted to make sure everybody understood that this developer wanted to do student housing on this property. He wanted to know if the multi family matrix was used for this proposed project.

Mr & Mrs Robert Boehm: Liked the development in the area. He is a land developer and is happy to see some movement for development on St Louis.

Mr. Bill Ray: He was adamantly against it, especially when he understood that student housing was the developer's intention. He said that there in another apartment complex in the area and is has many drug and crime problems currently. The additional traffic that another housing development would add would be bad for his neighborhood to the south of the site. He would rather see retail on the site instead of residential housing. He stated that he will put his house for sale if this rezoning goes through.

The following are property owners that called in to my office:

East Trafficway, LLC : They look forward to more activity in the area. They said they were happy with and activity to make changes in the area. Housing was acceptable to them.

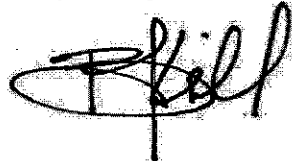
Mr. Darrel Parker: Excited to hear about housing on St Louis. Would be fine with putting his name down as in favor of it.

Mr. Warren Pinzke – Central Self Storage Spfd, Inc.: Likes any development that would bring higher rent to the area. He would not be in support if it were a storage facility that the developer was proposing; otherwise he is fine with rezoning.

Meeting concluded at approx. 6:15pm

Please feel free to call or email me with any additional questions or comments.

Respectfully,

A handwritten signature in black ink, appearing to read 'B. Kubik', with a stylized flourish at the end.

**Buxton-Kubik-Dodd, Inc.**  
Brian Kubik, AIA, NCARB

Cc: Ben Yore, Yore Development

Attachment: Meeting Sign-In Sheet

# MEETING SIGN-IN SHEET

DATE:

12/17/09

EVENT:

NEIGHBORHOOD MEETING

LOCATION:

PANERA BREAD - S. NATIONAL

NAME

ADDRESS

PHONE

EMAIL

Jesse Callaway	238 S. Hickory	617-224-1041	gallawayj238@yahoo.com
H&D James Barker	1301 E St Louis	417-886-8617	None
PAUL NATHAN	12 -- ST. LOUIS ST.	417-589-0668	
L ✓	1313 E --	417-889-0665	
TOX KETTEL	310 CORDAUX CT	417 862-0310	
William Allen	1247 E. McDaniel St.	417-869-7113	
Russ Meek	1330 E. MAC DOWELL	417-869-5424	R. MECK@astark.com
Bob Boehm	358 HAMMONS PKWY	417-860-4253	MR. OZARKS@yahoo
Groundsman	1323 E McDaniel	617-894-2821	kingc.clavensz@yahoo.com